

2015plat023 – September 22nd, 2015

Prepared by Richard Haugen,

Applicant/Owner: Natalie Thiex and Adam Hoppe, 46727 214th St, Brookings, SD 57006

Legal Description: "Plat of Lots 2A and 2B of Thieux Addition in the NW1/4 of Section 5-T109N, R50W, Brookings County, South Dakota."

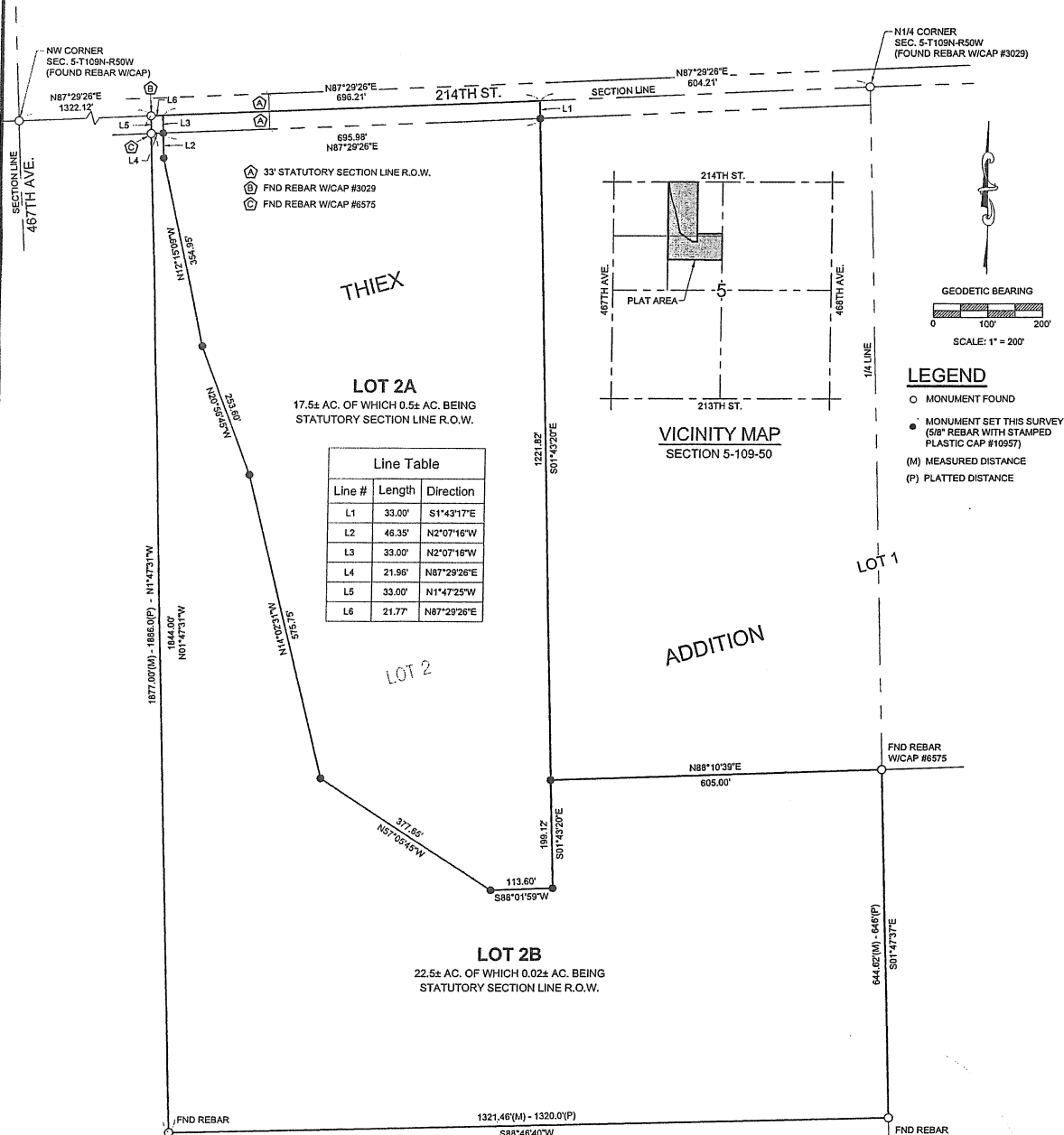
2015plat023: Natalie Thix and Adam Hoppe own 40 acres with an established building site. They are subdividing the existing residence and building site from the rest of the property into Lot 2A - 17.5 acre parcel. Lot 2B - 22.5 acres is the balance of the pasture and farmland. Lot 2B is not a buildable lot for a residence as it is less than 35 acres. Both parcels will share the existing approach for highway access. The driveway to the building site is on Lot 2A.



Parcel ID	121851095005202	Alternate ID	n/a	Owner Address	THIEX, NATALIE W ET AL
Sec/Twp/Rng	5-309-50	Class	AGC		46727 214TH ST
Property Address	46727 214TH ST BROOKINGS	Acreage	40.0		BROOKINGS SD 57006
District	12058				
Brief Tax Description	THIEX ADDN LOT 2 IN NW 1/4 OF SEC. 5-109-50 40.00 ACRES				

**PLAT OF
LOTS 2A AND 2B OF THIEX ADDITION
IN THE NW1/4 OF SECTION 5-T109N-R50W,
BROOKINGS COUNTY, SOUTH DAKOTA**

VACATION NOTICE:
THIS PLAT SHALL VACATE LOT 2 OF THE PLAT OF
LOTS 1 AND 2 THIEX ADDITION IN THE N1/2 OF
SECTION 5-T109N-R50W OF THE 5TH P.M.,
BROOKINGS COUNTY, SOUTH DAKOTA, FILED IN
BOOK 14 OF PLATS ON PAGE 90 THEREIN.



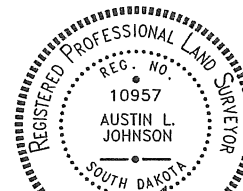
SURVEYOR'S CERTIFICATE

I, Austin L. Johnson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before August 3, 2015, at the request of the owner(s) listed herein, survey a portion of that parcel of land described as the Lot Two (2) of ThieX Addition in the N1/2 of Section 5-T109N-R50W of the 5th P.M., Brookings County, South Dakota, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **LOTS 2A AND 2B OF THIEX ADDITION IN THE NW1/4 OF SECTION 5-T109N-R50W, BROOKINGS COUNTY, SOUTH DAKOTA.**

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of August, 20 15.



Austin L. Johnson
Professional Land Surveyor
Registration No. 10957

Banner Associates, Inc.
409 22nd Ave. S.
Brookings, South Dakota 57006
Telephone (605) 692-6342

OWNER'S CERTIFICATE

We, Adam D. Hoppe and Natalie W. Thies, owners of a tract of land shown in the above plat, hereby certify that we did authorize and do join in and approve the above survey and plat, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to the holder of any utility franchise, an easement at the locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated as a street, road, alley, park or public ground is hereby dedicated to public use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

We further certify that THIS PLAT SHALL VACATE LOT 2 OF THE PLAT OF LOTS 1 AND 2 THIES ADDITION IN THE N1/2 OF SECTION 5-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, FILED IN BOOK 14 OF PLATS ON PAGE 90 THEREIN.

IN WITNESS WHEREOF, we have executed this Owner's Certificate this 14 day of August, 20 15.

STATE OF SOUTH DAKOTA } SS
COUNTY OF BROOKINGS }

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Adam D. Hoppe and Natalie W. Thies and acknowledged that they, as owners being authorized so to do, executed the foregoing Owner's Certificate for the purpose therein contained.

IN WITNESS MY HAND AND SEAL THIS 14th day of AUGUST, 20 15.

CHUCK A. MAY
Notary Public
SEAL
South Dakota

Notary Public
My Commission Expires 5-1-19

CERTIFICATE OF HIGHWAY AUTHORITY

I, _____, (title) _____, acting for _____, hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements.

APPROVED THIS _____ DAY OF _____, 20 _____.

Highway Authority

CERTIFICATE OF COUNTY PLANNING COMMISSION

Approved by the Brookings County Planning Commission on the _____ day of _____, 20 _____.

Chairman, Brookings County Planning Commission

RESOLUTION NO. _____

It was moved by _____, seconded by _____, motion carried that the plat of LOTS 2A AND 2B OF THIES ADDITION IN THE NW1/4 OF SECTION 5-T109N-R50W, BROOKINGS COUNTY, SOUTH DAKOTA, as described above and hereon be approved and accepted and the Chairman is hereby instructed to endorse on such plat this resolution and to certify the same.

ATTEST:

Chairman, Board of Commissioners
Brookings County, South Dakota

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE CERTIFICATE

I, _____, Finance Officer of Brookings County, South Dakota do hereby certify that all taxes which are liens upon the land shown in the above plat, as shown by the records in my office, have been paid in full.

Finance Officer, Brookings County, South Dakota

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA } SS
COUNTY OF BROOKINGS }

Filed for record this _____ day of _____, A.D., 20 _____ at _____ o'clock _____ m., and recorded in Book _____ of Plats on page _____ therein.

Register of Deeds, Brookings County South Dakota